

Policy for Collection of Delinquent Taxes

1. A notice of taxes due (including interest and penalties if applicable) will be sent to taxpayers who have not paid in their taxes in a timely manner. A notice will be sent each month while the taxes are delinquent unless the Town Treasurer determines otherwise.
2. No payment arrangements will be accepted.
3. Interest will be charged at the rate of 1% per month (interest rate will increase to 1 ½ % three months after final installment payment is due)-no fraction of a month will be considered-until the taxes are paid in full. Interest will be charged on the day following the due date of each installment and will be charged on that same date in the following months.
4. A penalty will be charged following the due date of the final installment in the following manner:
 - For payments received during the first seven days following the due date, the penalty shall be 1% per day for up to seven days.
 - The penalty shall be 8% for payments received after seven days.
 - For payments received by mail, the penalty shall be charged for the postmarked date.
5. Notice will be sent to mortgage holders or lien holders 30 days after final payment is due. (Letter to include notice that the process to sell the property at a tax sale will begin within 30 days.)
6. It is the responsibility of the taxpayer to ensure that the Town has the proper address for mailing property tax bills, notices, etc.
7. Partial payments will be applied first to the interest portion of the amount due, and the remainder will be divided proportionally between the principal amount of the tax and the 8% penalty fee, if applicable.
8. All delinquent taxes will be turned over to the Town Attorney for purposes of tax sales within 60 days of the due date of the final installment.
9. The Town Attorney shall be instructed to send an initial letter to the delinquent taxpayer within 10 days of receiving the list. Such letter shall demand payment within 15 days of mailing letter to taxpayer. If payment in full is not received by the due date, Town Attorney shall begin the process to sell the property at a tax sale within 30 days. Such letter shall contain a notice that each taxpayer has a right to apply for abatement of property taxes based on grounds listed in 24 V.S.A. § 1535.
10. Costs of preparing and conducting the tax sale, including legal fees up to a maximum of 15% (or amount specified by current statute) of the amount of the delinquent tax, will be charged to the delinquent taxpayer.
11. A listing of delinquent taxes will be available in the Town's office for viewing by the public.
12. In the event no one purchases the property at tax sale, or, if in the judgement of the Town Treasurer, proceeding with the tax sale is unadvisable, the Town Treasurer shall collect the delinquent taxes (including interest, penalties and other costs) using any or all of the methods permitted by law.
13. This collection policy is to be published in the Town's Annual Report and is to be publicly displayed in the Town's offices.